



287975

A15

Alma Woodrey
Ernest C. Woodrey

GRANT OF EASEMENT

IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, we hereby grant unto The Cincinnati Gas & Electric Company, its successors and assigns, a right of way and easement 300.0 feet in width to construct, reconstruct, erect, operate, maintain, repair, replace and remove towers and all necessary and incidental wires, cables, anchors, grounding systems, counterpoises, fixtures and equipment and to add to the number of wires, cables, anchors and other incidental equipment for the transmission and distribution of electrical energy and for associated uses in, on, over, through and across the following described real estate situate in Section 22, T3, R2, Union Township, Butler County, State of Ohio, and being part of the same real estate conveyed to Ernest C. Woodrey and Alma Woodrey by deed from Rachel Williams and J. F. Williams, dated March 6, 1919, and recorded in Deed Book 214, Page 415, Butler County Recorder's Office; and in which the said Ernest C. Woodrey conveyed his undivided one-half interest to the said Alma Woodrey by deed dated October 13, 1944, and recorded in Deed Book 397, Page 354, said Recorder's Office.

The center line of said 300.0 foot right of way and easement is described as follows: Beginning at a point in the southerly boundary line of the grantors' property, and in the southerly line of said Section 22, said point being 128.9 feet west of the intersection of the southerly line of said Section 22 with the westerly right of way line of the C.C.C. & St.L. Railroad, measured along said southerly boundary line; thence from said place of beginning northwardly turning an angle of 75° 17' 30" to the left (from said beginning point looking eastwardly along said section line) crossing Station Road, 1172.9 feet to a point; thence northeastwardly turning an angle of 29° 42' to the right, 275.8 feet, more or less, to a point in the easterly boundary line of the grantors' property and in the westerly right of way line of the C.C.C.&St.L. Railroad, said point being 1381.34 feet north of the aforesaid intersection of the southerly line of said Section 22 with the westerly right of way line of said railroad, measured along the westerly right of way line of said railroad.

It is intended that two separate lines of transmission towers supporting the above mentioned wires, cables, conductors, and other fixtures and equipment for the transmission of electrical energy are to be constructed within the above described easement; said lines of transmission towers may be constructed at the same time or at different times by grantee, its successors or assigns.

Together with the right to cut, trim, remove or otherwise control any trees, undergrowth, or overhanging branches, and remove any other obstructions both within and without the limits of the above described right of way and easement which in the opinion of the grantee's engineers may endanger the safety of or interfere with the construction, reconstruction, operation, maintenance, repair, replacement or removal of said systems; the right to pile dirt and material and to operate equipment on the surface of the land during periods of construction, reconstruction, operation, maintenance, repair, replacement or removal of said systems, and the right of ingress and egress over the above described property for the purpose of exercising the rights herein granted.

Said Grantee shall pay all damages to growing crops, roads and fences caused by its employees, agents, licensees and construction equipment in the construction, reconstruction, maintenance, repair, replacement or removal of said systems.

Grantor S, their heirs or assigns, shall have the right to use the land within the limits of said right of way and easement in any manner not inconsistent with the rights herein conveyed to the grantee, its successors and assigns; provided however, that no excavating nor filling shall be done within said right of way and easement or immediately adjacent thereto, which in the opinion of the engineers of said grantee, its successors or assigns, may endanger the safety of, or interfere with the facilities of said grantee, its successors or assigns, on said easement, and further that no buildings or other structures shall be constructed within said right of way and easement by the grantor S, their heirs or assigns.

If the rights herein granted are not used, at least in part, within twenty-five (25) years from the date of this instrument the same shall become void and shall revert to the then owners of the above described property.

(over)

M-6349-3

BOOK 765 PAGE 545

Grantor 8 have full power to convey said easement and warrants and will defend the same against all claims of all persons.

WITNESS our hand 8 this 14th day of December, 19 62.

Signed and acknowledged
in the presence of:

Colman Lyon
Edmund A. Neumann

Ernest C. Woodrey
Alma Edna Woodrey

STATE OF OHIO)
COUNTY OF Butler) SS

Personally appeared before me, a Notary Public in and for said County, Ernest C. Woodrey
and Alma Edna Woodrey his wife
who acknowledged the signing of the foregoing instrument to be his (their) voluntary act and deed for the uses and purposes therein set forth.

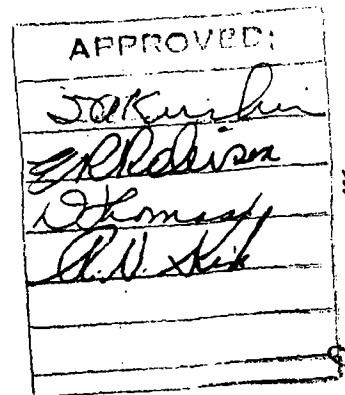
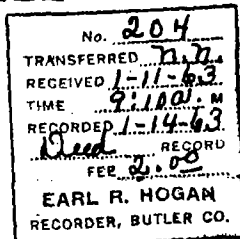
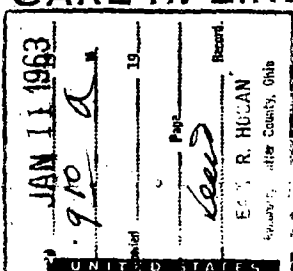
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this 14th day of December, 19 62.

Edmund A. Neumann
Notary Public, _____ County, _____

M-6349-3

THIS INSTRUMENT WAS PREPARED BY
CARL H. LINDELL

EDMUND A. NEUMANN, Notary Public
FOR BUTLER, WARREN, HAMILTON, COLUMBIA,
AND MONTGOMERY COUNTIES
My Commission Expires May 4, 1963



204
TRANSFER NOT NECESSARY
A. R. TILGNER
WOODREY, ERNEST C. & ALMA
AGENTS, BUTLER CO., OHIO
647

THE CINCINNATI GAS & ELECTRIC COMPANY

#15

KNOW ALL MEN BY THESE PRESENTS THAT The Cincinnati Gas & Electric Company (an Ohio corporation) for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby assign, transfer and convey unto Tri-State Improvement Company, its successors and assigns, all those rights of way and easements for the transmission and distribution of electrical energy and associated uses which were conveyed to the said The Cincinnati Gas & Electric Company by the following grants of easement:

- (1) Situate in Section 3, T2, R2 and Section 33, T3, R2, Union Township, Butler County, State of Ohio from Frank E. Minges and JoAnn Minges dated May 1, 1963 and recorded in Deed Book 772, Page 513, Butler County Recorder's Office.
- (2) Situate in Section 33, T3, R2, Union Township, Butler County, State of Ohio from Ervin E. Baumann and Mary Baumann dated February 19, 1963 and recorded in Deed Book 768, Page 17, said recorder's office.
- (3) Situate in Section 21, T3, R2, Union Township, Butler County, State of Ohio from Nancy Irene Spurrier dated March 17, 1964 and recorded in Deed Book 792, Page 557, said recorder's office.
- (4) Situate in Section 22, T3, R2, Union Township, Butler County, State of Ohio from Ernest C. Woodrey and Alma Edna Woodrey dated December 14, 1962 and recorded in Deed Book 765, Page 545, said recorder's office.
- (5) Situate in Section 22, T3, R2, Union Township, Butler County, State of Ohio from Leonard Gundler dated December 14, 1962 and recorded in Deed Book 765, Page 543, said recorder's office.
- (6) Situate in Section 22, T3, R2, Union Township, Butler County, State of Ohio from Carl F. Gundler and Margaret Gundler dated December 14, 1962 and recorded in Deed Book 765, Page 547, said recorder's office.
- (7) Situate in Section 16, T3, R2, Union Township, Butler County, State of Ohio from John S. Keehner and Hilda B. Keehner dated September 18, 1964 and recorded in Deed Book 804, Page 777, said recorder's office.
- (8) Situate in Section 16, T3, R2, Union Township, Butler County, State of Ohio from Roy E. Hance and Mary Louise Hance dated July 27, 1964 and recorded in Deed Book 801, Page 135, said recorder's office.
- (9) Situate in Section 16, T3, R2, Union Township, Butler County, State of Ohio from Edwin P. Shannon and Madelyn M. Shannon dated October 8, 1963 and recorded in Deed Book 783, Page 51, said recorder's office.
- (10) Situate in Section 10, T3, R2, Union Township, Butler County, State of Ohio from Fred F. Hawks and Pearl Hawks dated March 26, 1963 and recorded in Deed Book 769, Page 375, said recorder's office.
- (11) Situate in Section 10, T3, R2, Union Township, Butler County, State of Ohio from Harold L. Cable dated September 24, 1962 and recorded in Deed Book 760, Page 179, said recorder's office.
- (12) Situate in Section 10, T3, R2, Union Township, Butler County, State of Ohio from Elmer L. Clark and Dorothy H. Clark dated June 18, 1963 and recorded in Deed Book 775, Page 325, said recorder's office.
- (13) Situate in Section 10, T3, R2, Union Township, Butler County, State of Ohio from James W. Glass and Dolly Glass dated June 13, 1963 and recorded in Deed Book 775, Page 327, said recorder's office.
- (14) Situate in Section 10, T3, R2, Union Township, Butler County, State of Ohio from Persyval D. Parker and Ruth Parker dated February 12, 1963 and recorded in Deed Book 768, Page 19, said recorder's office.

(15) Situate in Section 10, T3, R2, Union Township, Butler County, State of Ohio from Raymond D. Sharp, et al. dated June 11, 1962 and recorded in Deed Book 754, Page 339, said recorder's office.

(16) Situate in Section 10, T3, R3, Union Township, Butler County, State of Ohio from James Webb and Rose R. Webb dated April 9, 1962 and recorded in Deed Book 750, Page 773, said recorder's office.

TO HAVE AND TO HOLD said easements unto the said Tri-State Improvement Company, its successors and assigns.

IN WITNESS WHEREOF The Cincinnati Gas & Electric Company has caused its corporate name to be hereunto subscribed this 11th day of November, 1964 by B. J. Yeager its Vice President and M. J. Doan its Secretary thereunto duly authorized by its Board of Directors.

Signed and acknowledged in the presence of:

Dorothy L. Rohr
Alvin Leusch

THE CINCINNATI GAS & ELECTRIC COMPANY

By B. J. Yeager its Vice President
By M. J. Doan its Secretary

STATE OF OHIO, HAMILTON COUNTY, ss:

Before me a Notary Public in and for said County, personally appeared B. J. Yeager, Vice President and M. J. Doan, Secretary of The Cincinnati Gas & Electric Company, the corporation which executed the foregoing instrument, who acknowledged that they did sign said instrument as such officers in behalf of said corporation and by authority of its Board of Directors, and that said instrument is their free act and deed individually and as such officers, and the free and corporate act and deed of the said The Cincinnati Gas & Electric Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal this 11th day of November, 1964.

Notary Public

Dorothy L. Rohr
Hamilton

County, Ohio

This instrument was prepared by Robert W. Kershner

NO. 1297
TRANSFERRED
RECEIVED 12-30-64
TIME 11:30 A.M.
RECORDED 12-31-64
FEE 2.00
EARL R. HOGAN
RECORDER, BUTLER CO.

DOROTHY L. ROHR
Notary Public, Hamilton County, Ohio
My Commission Expires 11-21-68

APPROVED:
[Signature]

Approved
As to form
LEGAL DEPT.
By Wgm
Date 11-10-64